

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 27, 2018

1:30 P.M.

**HOMELAND SECURITY CONFERENCE ROOM
(CITY HALL - 8E10)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, FEBRUARY 27, 2018 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 010/18** – Request by 2126 Constance Street, LLC for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 108, Lot 10-A, in the Fourth Municipal District, bounded by Constance Street, Laurel Street, Josephine Street, and Jackson Avenue. The municipal addresses are 2126-2128 Constance Street. (PD 2) (SL) **(Deferred from the January 23, 2018 City Planning Commission meeting)**

- 2. ZONING DOCKET 013/18** – Request by You Want Onion, LLC for conditional uses to permit a standard restaurant over five thousand (5,000) square feet of floor area in an HU-B1 Historic Urban Neighborhood Business District, a CPC Character Preservation Corridor Design Overlay District, and the Magazine Street Use Restriction Overlay District, Square 216, Lots 21 and 22, in the Sixth Municipal District, bounded by Magazine Street, Toledano Street, Louisiana Avenue, and Constance Street. The municipal addresses are 3300-3306 Magazine Street and 1030-1042 Toledano Street. (PD 2) (RJ/TM) **(Deferred from the February 6, 2018 City Planning Commission meeting)**

- 3. ZONING DOCKET 014/18** – Request by Harbor Community Church for a

zoning change from an S-LRS1 Lakeview Single-Family Residential District to an S-LB1 Lake Area Neighborhood Business District, on Square 285, Lots 25 through 28, in the Second Municipal District, bounded by Canal Boulevard, Germain Street, Louis XIV Street, and French Street. The municipal address is 6100 Canal Boulevard. (PD 5) (AN)

4. **ZONING DOCKET 015/18** – Request by Wilsonle Investment, LLC for conditional uses to permit a gas station with the retail sale of packaged alcoholic beverages in a C-1 General Commercial District and an EC Enhancement Corridor Design Overlay District, on Square 312-290, Lot A-1 and part of Lots 8, H-2, and H-3, in the First Municipal District, bounded by Earhart Boulevard, Simon Bolivar Avenue, Clio Street, and South Rampart Street. The municipal addresses are 2000 Earhart Boulevard, 1122-1140 Simon Bolivar Avenue, and 2035-2043 Clio Street. (PD 2) **(RG/JC) (Deferred from the January 23, 2018 City Planning Commission meeting)**

B. NEW BUSINESS:

5. **ZONING DOCKET 020/18** – Request by Primmoz Abs, LLC for a zoning change from an HMC-1 Historic Marigny/Tremé/Bywater Commercial District to an HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District, on Square 14, Lot 7-A, in the Third Municipal District, bounded by Franklin Avenue, Decatur Street, Chartres Street, and Spain Street. The municipal addresses are 500-522 Franklin Avenue. (PD 7) **(RJ) (Rescheduled from the February 6, 2018 meeting at the request of the applicant.)**
6. **ZONING DOCKET 025/18** – Request by City Council Motion No. M-17-628 for a zoning change from an HMR-1 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 270, Lots 21, D, and 229, in the Third Municipal District, bounded by Frenchmen Street, Burgundy Street, North Rampart Street, and Touro Street. The municipal addresses are 912-920 Frenchmen Street. (PD 7) **(RB) (Rescheduled from the February 6, 2018 meeting because the Neighborhood Participation Program had not been completed prior to that meeting.)**
7. **ZONING DOCKET 026/18** – Request by City Council Motion No. M-17-629 for a zoning change from an S-RS Single-Family Residential District to a C-1 General Commercial District, Lots H and K, in the Third Municipal District, generally bounded by Chef Menteur Highway, Old Spanish Trail, Dreux Avenue, Papania Drive, Nottingham Drive, and Prentiss Avenue. The municipal address is 11033 Chef Menteur Highway. (PD 9) **(RG) (Rescheduled from the February 6, 2018 meeting because the Neighborhood Participation Program had not been completed prior to that meeting.)**
8. **ZONING DOCKET 027/18** – Request by Fathom 4, LLC, et al. for a zoning change from an HU-RM2 Historic Urban Multi-Family Residential District to an

HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 43, Lot X1, in the Fourth Municipal District, bounded by Saint Thomas Street, Josephine Street, Rousseau Street, and Jackson Avenue. The municipal address is 2100 Saint Thomas Street. (PD 2) **(RB)**

9. **ZONING DOCKET 028/18** – Request by Wade T. Verges for a conditional use to permit retail sales of packaged alcoholic beverage in a C-3 Heavy Commercial District, an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on Section 23, Lakratt Tract, Lot 3D-3B-1, in the Third Municipal District, bounded by Lake Forest Boulevard, Bundy Road, Interstate 10, and Plaza Drive. The municipal address is 9301 Lake Forest Boulevard, Suite 109. (PD 9) **(TJ)**
10. **ZONING DOCKET 029/18** – Request by 4734 Magazine St., LLC for a conditional use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District, a CPC Character Preservation Corridor Design Overlay District, and the Magazine Street Use Restriction Overlay District, on Square 199, Lot B, in the Sixth Municipal District, bounded by Magazine Street, Bordeaux Street, Valence Street, and Constance Street. The municipal addresses are 4734-4738 Magazine Street and 841 Bordeaux Street. (PD 3) **(HD/JC)**
11. **ZONING DOCKET 030/18** – Request by Morning Star Rising, Inc. for a conditional use to permit a parking lot in an HU-RD2 Historic Urban Two-Family Residential District providing off-street parking for a nonresidential use within 300 feet of the lot, on Square 674, Lot 6, in the Sixth Municipal District, bounded by Cadiz, Willow, and Upperline Streets and South Claiborne Avenue. The municipal addresses are 2916-2618 Cadiz Street. (PD 3) **(AN)**
12. **ZONING DOCKET 031/18** – Request by PMAT Algiers Plaza, LLC for an amendment to Ordinance No. 25,516 MCS (Zoning Docket 052/13, which amended an earlier conditional use ordinance to allow additional signage for a commercial development) to modify waiver #2. The existing waiver #2 allows for two (2) detached monument signs per street frontage and a maximum of six (6) detached monument signs in total. The applicant requests that waiver #2 now be modified to permit three (3) detached monument signs per street frontage and a maximum of seven (7) detached monument signs in total. The subject property is Square H-D, Lot 1, in the Fifth Municipal District, bounded by General De Gaulle and Holiday Drives, MacArthur Boulevard, and Rue Parc Fontaine. The municipal addresses are 4100-4150 General De Gaulle Drive and 3008, 3010, and 3018-3066 Holiday Drive. (PD 12) **(TM)**
13. **ZONING DOCKET 032/18** – Request by City Council Motion No. M-17-620 for a zoning change from an HU-RM2 Historic Urban Multi-Family Residential District and a C-1 General Commercial District to an MU-2 High Intensity Mixed-Use District, on Square 289, Lots 5, R-8, R-9, R-10, 8, R-11, R-13, R-14,

R-15, R-16, X, 8, and F, in the First Municipal District, bounded by South Rampart Street, Clio Street, South Saratoga Street, and Erato Street. The municipal addresses are 1201-1219 South Rampart Street and 1210-1218 South Saratoga Street. (PD 2) (KB)

- 14. **ZONING DOCKET 033/18** – Request by Richard H. Smothers for a conditional use to permit the retail sales of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 238, Lot 14, in the Second Municipal District, bounded by Orleans Avenue, North Roman Street, North Prieur Street, and Saint Ann Street. The municipal address is 1921 Orleans Avenue. (PD 4) (RG)

C. OTHER BUSINESS:

- 15. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. (TJ)

OTHER MATTERS:

- A. Adoption of the minutes of the February 6, 2018 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk